

West Hanover Township Planning Commission

7171 Allentown Blvd, Harrisburg, PA 17112

Thursday, February 28, 2019

Minutes from December 20, 2018

Members Present

Jim Zeiters
Tom Stewart
Richard Mula
Jim Shandersky
Kyle Miller
Debra Packer
Alan Williamson

Others Present

Andrew Bomberger Tri County
Alex Greenly - HRG
Eric Schroeder, K&W Engineering
John Miele
Bill McVoy Architects
Erik Schroeder, K&W Engineer

Staff Present

Janet Hardman, Zoning & Planning Administrator
Sharmaine Harman Assistant: Zoning & Planning

I. CALL TO ORDER

The meeting was called to order by Mr. Zeiters at 7:00 p.m.

II. Roll Call

All Present

III. Approval of Minutes

The minutes from September 27, 2018 were approved as written.

IV. Public Comments

None at this time

V. New Business

◆ 18..009 – Plumbers & Pipefitters Local 520

This plan was presented by Erik Schroeder, K&W Engineer. Mr. Schroeder stated that Plumbers and Pipefitters Local 520 would like to build a Training Center. Right now, there are two building on the lot one is training area for welding and the other building used as Credit

Union along Jonestown Road. The training center and credit union would be in the new building. The grading and the stormwater run off will run down to? tying into sewer drainage along the southern property line. It is very straight forward design.

Mr. Zeiders asked Ms. Hardman if she had any questions.

Ms. Hardman replied yes, the dumpster location. Where would you be putting that?

Mr. Schroeder stated this was discussed and feel that we wouldn't need one that there is one already there that would be used.

Ms. Hardman stated when I was looking at the plan earlier and noticed that the Owners name was not signed nor printed on the plans. This must be done to be recorded at the court house. It was discussed with you about having the road site driveway site distance on the plans. That would be needed on the plans.

Mr. Schroeder stated that the driveway would not be moved so the sight distance would be the same as original plan.

Ms. Hardman also asked to have an inventory of trees and EAC had a question about the residential buffer that wasn't shown on the plan. The buffer must be a 50-foot buffer and level 3 screening all along the 50-foot buffer. You can use the original trees as part of the buffer.

Mr. Greenly asked about the existing septic covers on the existing plans on the northern side of the property. Is there a system there or are they tanks?

Mr. Schroeder stated that he wasn't sure but was told that the tanks were abandoned when the public sewer was put through.

Mr. Greenly asked if there was a wetland investigation?

Mr. Schroeder stated "no" but we will take care of that.

Mr. Greenly asked about the basin.

Mr. Schroeder stated that it would be grass and under ground drains.

Mr. Greenly asked about deliveries would there be any trucks?

Mr. Schroeder stated that only box trucks which will be few. There would be no semi-trucks.

Mr. Shandersky asked what type of training would be done in the new section.

Mr. Schroeder stated mostly duct work training. The welding training would be done in the older building.

Mr. Mula stated the training area is already there.

Mr. Schroder stated that is the welding area we would like to use the new building for duct work training.

Mr. Zeiters asked if Dauphin County had any comments?

Mr. Bomberger noted that the sidewalk is only 4 foot and the township ordinance states that it must be a 5-foot sidewalk. Also, the older building is sitting on the buffer line and according to the ordinance it must have a buffer of 50 foot.

Ms. Hardman stated but this is an existing building and should be grandfathered in.

Mr. Zeiters also stated that it would be grandfathered in.

Ms. Hardman asked to try and meet the screening requirements as best as they can. Also, EAC asked about the lighting.

Mr. Schroeder stated they would be upgraded to meet codes. There will also be a change in the sign.

Ms. Harman stated they will do that on a separate permit.

Mr. Stewart asked if parking is adequate.

Ms. Hardman replied yes

Mr. Zeiters asked so there would be one waiver.

Ms. Hardman replied yes

Mr. Stewart made motion to accept plan but all comments from Ms. Hardman and engineer must be meant. Mr. Mula seconded the motion. Plan was approved with comments that must be meant.

◆ Approval of Ordinances

1. 2018.11 – Portable Signs – The only thing added to this section is the “Trailer sign definition to separate the difference between portable signs and trailer signs. Another change is the permit stating 30 days in a calendar year and it should read 90 days.

Ordinance passed

2. 2018.12 and 2018.13 Recorded Plans – As Built Drawings add See also Record Plans. Add Record Plans definitions.

Ms. Hardman stated certain changes in a plan a must be resubmitted for revisions.

Mr. Mula asked the purpose of this anything changed minor or major must be resubmitted?

Mr. Miller asked who determines if it is a minor change or major change.

Ms. Hardman stated it doesn't matter if its minor or major it don't need to be determined as long as it meets ordinances requirements and as long as it doesn't mean a transfer of land.

Mr. Shandersky asked would there be some record of this and does the Township have to sign off.

Ms. Hardman stated these as built plans must be reviewed by the township. If they are engineered related then it must be reviewed by our engineer.

Mr. Shandersky asked if this would be recorded at the court house

Ms. Hardman answered yes. This is what this is for.

Mr. Stewart made the motion to approve 2018.12

Mr. Mula seconded

Passed unanimously

Ms. Packer made motion to pass 2018.13

Mr. Stewart seconded

2019.13 passed unanimously

VI. Discussion - Sidewalks

Ms. Hardman stated that in the packets there is a Derry township ordinance that deals with sidewalks. Derry township requires a fee in lieu of. What it is you give the township money we put it in an escrow and when we get enough money, we can install sidewalks where needed which requires for us to have a sidewalk plan.

Mr. Zeiters stated that business along Rt 22 signed an agreement that if sidewalks were required, they would put them in it is written on their deeds.

Mr. Stewart asked then you could use the money anywhere in the township that needs sidewalks.

Ms. Hardman stated yes.

Mr. Shandersky replied I don't like that idea. If I was doing a subdivision and I had to put in a fee for sidewalks somewhere else I wouldn't want that.

Mr. Bomberger – Your current ordinance doesn't require sidewalks am I correct.

Mr. Greenly answered the ordinance said where there is adjoining properties they are required.

Ms. Hardman our ordinance states in every devolvement greater than 6 lot or more. This is only for discussion but if you don't start somewhere there will never be sidewalks in the township.

VII. Adjournment

A motion was made by Tom Stewart, seconded by Mr. Mula

Motion passed unanimously.

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